



**Selbon**

Residential sales & lettings

Burnside, Fleet,  
Hampshire, GU51 3RE

Guide price £750,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Sought After Location
- Open Plan Refitted Kitchen/Dining/Living Room
- Garden Studio
- 95ft Rear Garden backing onto Oakley Park
- Double Glazing and Gas Central Heating
- Spacious and Flexible Accommodation
- Two Refitted Bathrooms
- Cul-De-Sac Location
- Driveway Parking and Garage
- Close Proximity of Fleet High Street and Train Station

Selbon Estate Agents are delighted to offer to the market this three/four-bedroom detached chalet bungalow which is situated within a sought-after cul-de-sac location in Fleet. Benefits to this property include a 95ft enclosed rear garden which backs onto Oakley Park, ample driveway parking, an open plan kitchen/dining/living room and scope to extend STPP.

Accommodation comprises of a generous entrance hall which sets the scene for exploring this property. The 18ft kitchen/dining room has been finished to a high standard and offers a range of units, a breakfast bar, oak work surfacing, underfloor heating, integrated appliances, additional appliance space and wonderful views with access to the rear garden. The living room offers a feature fireplace, oak flooring and bi-folding doors. The ground floor accommodation is finished with the conservatory, study/bedroom four and a refitted downstairs W.C.

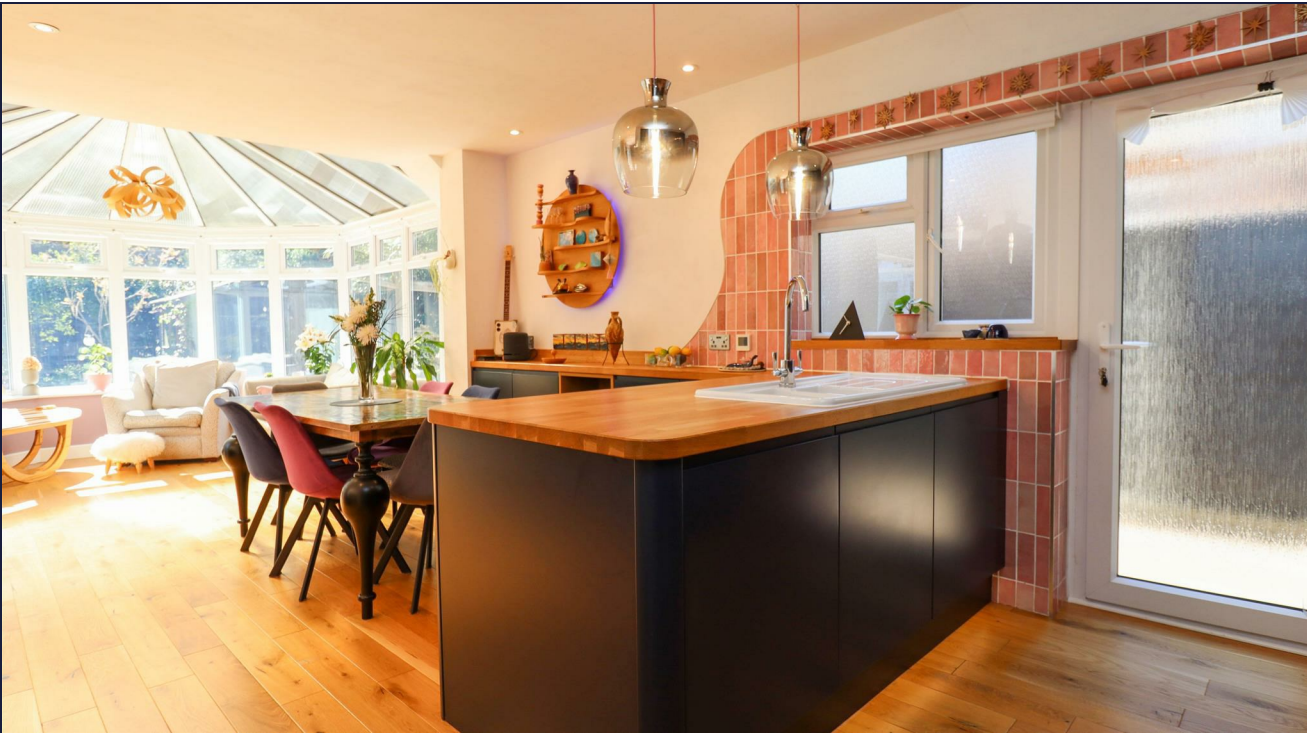
On the first floor you have a beautiful galleried landing and three generous bedrooms which all benefit from built in wardrobes. The dual aspect main bedroom offers a refitted en-suite shower room. The accommodation on the first floor is finished with the family bathroom that has been refitted to offer a walk-in shower, bath, toilet and basin.

The charming 95ft rear garden is mainly laid to lawn with well-established flowers, shrubs, and trees throughout. The garden offers a high degree of privacy, with a spacious patio area ideal for al fresco dining at the rear of the property and a second patio at the bottom of the garden. At the rear of the garden a useful 18ft garden studio can be found which offers power and the opportunity to be used as a home office, gym or games room.

At the front of the property, you have a small lawn area and a delightful stream with a bridge leading to the driveway. At the rear of the garage area the owners have created a useful utility room with power and water.

















**HOME OFFICE/STUDIO**  
18'5" x 11'6"  
5.60m x 3.51m

**CONSERVATORY**  
12'2" max x 10'2"  
3.70m max x 3.10m

**LIVING ROOM**  
17'0" x 11'6"  
5.18m x 3.50m

**KITCHEN/ DINING ROOM**  
18'1" x 10'11"  
5.52m x 3.33m

**STUDY/ BEDROOM**  
12'6" x 9'0"  
3.80m x 2.75m

**UTILITY ROOM**  
9'9" x 7'9"  
2.97m x 2.35m

**STORAGE**

**BEDROOM**  
13'10" x 10'10"  
4.22m x 3.30m

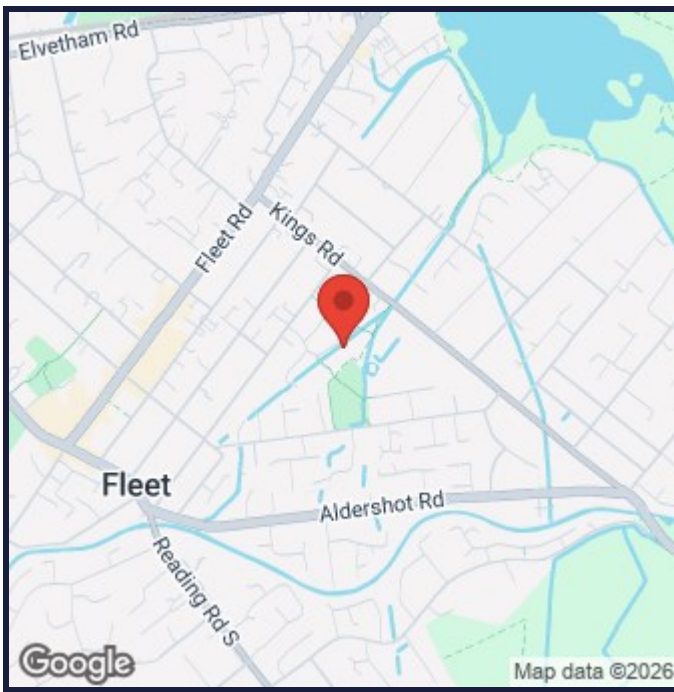
**BEDROOM**  
11'2" max x 9'11"  
3.40m max x 3.01m

**BEDROOM**  
11'6" x 10'10" max  
3.50m x 3.30m max

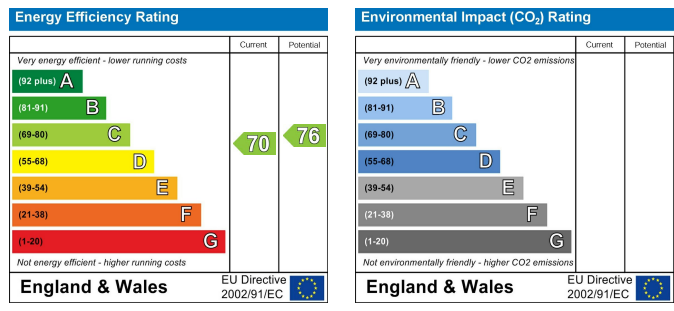
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**TOTAL FLOOR AREA: 1598 sq.ft. (148.5 sq.m.) approx.**

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Energy Performance Graph



Council Tax Band: F

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